

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney Suite 549, 12000 Government Center Parkway Fairfax, Virginia 22035-0064

Phone: (703) 324-2421; Fax: (703) 324-2665 www.fairfaxcounty.gov

DATE:

September 22, 2011

TO:

Kelli M. Goddard-Sobers, Staff Coordinator

Zoning Evaluation Division

Department of Planning and Zoning

FROM:

Bette R. Crane, Paralegal

Office of the County Attorney

SUBJECT:

Revised Affidavit

RZ/FDP 2010-PR-019

Applicant: Kettler Sanburg, LLC PC Hearing Date: 12/15/11

BOS Hearing Date: Not yet scheduled

REF.:

110662

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 9/19/11, which bears my initials and is numbered 110662a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Laura Gumkowski, Planning Technician (sent via e-mail)

Zoning Evaluation Division

Department of Planning and Zoning

REZONING AFFIDAVIT

DATE:

SEP 1 9 2011

(enter date affidavit is notarized)

I, David R. Gill , do (enter name of applicant or authorized agent)			do hereby state that I am an	
(check one)	[] [/]	applicant applicant's authorized agent listed in Par. 1(a) below	11066Za	
in Application No.(s	s): <u>RZ/</u>	FDP 2010-PR-019		
(enter County-assigned application number(s), e.g. RZ 88-V-001) and that, to the best of my knowledge and belief, the following information is true:				

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(<u>NOTE</u>: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent**, **Contract Purchaser/Lessee**, **Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Kettler Sandburg LLC Agent: Charles J. Kieler Robert C. Kettler	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	Applicant/Contract Purchaser of Tax Map No. 39-4 ((1)) 46, 47
Susan H. Porter Mara (nmi) Miles Daniel M. Porter	P.O. Box 1412 Silver City, NM 88062	Title Owner of Tax Map No. 39-4 ((1)) 46, 47
Urban, Ltd. Agent: Robert W. Brown	4200-D Technology Court Chantilly, VA 20151	Engineer/Agent

(check if applicable)

- [/] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.
- * In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- ** List as follows: <u>Name of trustee</u>, Trustee for (<u>name of trust</u>, <u>if applicable</u>), for the benefit of: (<u>state name of each beneficiary</u>).

Page of
110662a

Rezoning Attachment to Par. 1(a)

DATE: SEP 1 9 2011

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-PR-019

(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME

(enter first name, middle initial, and last name)

McGuireWoods LLP

Agents: Scott E. Adams
Carson Lee Fifer, Jr.
David R. Gill
Jonathan P. Rak
Gregory A. Riegle
Mark M. Viani
Kenneth W. Wire
Sheri L. Akin

Lisa M. Chiblow

Lori R. Greenlief

ADDRESS

(enter number, street, city, state, and zip code)

1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

RELATIONSHIP(S)

(enter applicable relationships listed in **BOLD** above)

Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

FORM RZA-1 Updated (7/1/06)

[]

REZONING AFFIDAVIT

	DATE: SEP 1 9 2011	1101
•	(enter date affidavit is notarized)	110662a
for Ap	oplication No. (s): RZ/FDP 2010-PR-019	1
	(enter County-assigned application number(s))	
1(b).	The following constitutes a listing*** of the SHAREHOLDERS of all corporation affidavit who own 10% or more of any class of stock issued by said corporation, a corporation has 10 or less shareholders, a listing of all of the shareholders, and if an owner of the subject land, all of the OFFICERS and DIRECTORS of suclears.	and where such the corporation is
	E: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, a STMENT TRUSTS herein.)	and REAL ESTATE
	CORPORATION INFORMATION	
Kettle 1751 I	TE & ADDRESS OF CORPORATION: (enter complete name, number, street, city, r Sandburg LLC Pinnacle Drive, Suite 700 an, VA 22102	state, and zip code)
DES	 [/] There are 10 or less shareholders, and all of the shareholders are listed below. [] There are more than 10 shareholders, and all of the shareholders owning 10% any class of stock issued by said corporation are listed below. [] There are more than 10 shareholders, but no shareholder owns 10% or more of stock issued by said corporation, and no shareholders are listed below. 	or more of
NAM	TES OF SHAREHOLDERS: (enter first name, middle initial, and last name)	
	t C. Kettler, Member/Manager r Family Investments LLC, Member	
	IES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & President, Secretary, Treasurer, etc.)	title, e.g. President,
Kettle	r Inc., Manager (former)	
(checl	There is more corporation information and Par. 1(b) is continuous Attachment 1(b)" form.	nued on a "Rezoning
succes has no CONT must i	Il listings which include partnerships, corporations, or trusts, to include the names of beneficiaries is sively until: (a) only individual persons are listed or (b) the listing for a corporation having more shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE TRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, so include a listing and further breakdown of all of its partners, of its shareholders as required and ciaries of any trusts. Such successive breakdown must also include breakdowns of any partnership.	e than 10 shareholders E OWNER, uch successive breakdown bove, and of

trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on

the attachment page.

Page of V

Rezoning Attachment to Par. 1(b)

DATE: SEP 1 9 2011 \(\text{(enter date affidavit is notarized)}\)	
(enter date affidavit is notarized) for Application No. (s): RZ/FDP 2010-PR-019	·a
(enter County-assigned application number (s))	
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Urban, Ltd. 4200-D Technology Court Chantilly, VA 20151	
DESCRIPTION OF CORPORATION: (check one statement)	
 [/] There are 10 or less shareholders, and all of the shareholders are listed below. [] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. [] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. 	•
NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name) Barry B. Smith J. Edgar Sears, Jr. Brian A. Sears	
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)	- Annua
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Kettler Family Investments LLC 1751 Pinnacle Drive, Suite 700 McLean, VA 22102	
DESCRIPTION OF CORPORATION: (check <u>one</u> statement) [/] There are <u>10 or less</u> shareholders, and all of the shareholders are listed below.	
 [] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. [] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. 	
NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)	
Robert C. Kettler	
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)	

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)

[J]

(check if applicable)

Page $\mathcal{V}_{ ext{of}}$
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Rezoning Attachment to Par. 1(b)

	DATE: SEP 1 9 2011	1106620
for Application No. (s)	(enter date affidavit is notarized)	1104620
	(enter County-assigned application number (s))	
NAME & ADDRESS (Kettler Inc. 1751 Pinnacle Drive, Suite 76 McLean, VA 22102	OF CORPORATION: (enter complete name, number, street, city, sta	te, and zip code)
[/] There ar [] There ar class of [] There ar	ORPORATION: (check <u>one</u> statement) re <u>10 or less</u> shareholders, and all of the shareholders are listed below. re <u>more than 10</u> shareholders, and all of the shareholders owning 10% or stock issued by said corporation are listed below. re <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of a sued by said corporation, and <u>no shareholders are listed below</u> .	
NAMES OF THE SHA	AREHOLDER: (enter first name, middle initial, and last name)	
Robert C. Kettler Richard W. Hausler		
NAME & ADDRESS O	F CORPORATION: (enter complete name, number, street, city, state,	and zip code)
[] There ar [] There ar class of [] There ar	DRPORATION: (check <u>one</u> statement) re <u>10 or less</u> shareholders, and all of the shareholders are listed below. The <u>more than 10</u> shareholders, and all of the shareholders owning 10% or stock issued by said corporation are listed below. The <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of a issued by said corporation, and <u>no shareholders are listed below</u> .	•
NAMES OF THE SHAI	REHOLDERS: (enter first name, middle initial, and last name)	
	RS & DIRECTORS: (enter first name, middle initial, last name, and to nt, Secretary, Treasurer, etc.)	tle, e.g.

"Rezoning Attachment to Par. 1(b)" form.

Page Three

REZONING AFFIDAVIT

DATE:	SEP 1 9 2011	
	(enter date affidavit is notarized)	

110662a

for Application No. (s):	RZ/FDP 2010-PR-019	
	(enter County-assigned application number(s))	

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable)

[The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

Adams, John D.	Beil, Marshall H.	Burk, Eric L.
Alphonso, Gordon R.	Belcher, Dennis I.	Busch, Stephen D.
Anderson, Arthur E., II	Bell, Craig D.	Cabaniss, Thomas E.
Anderson, Mark E.	Beresford, Richard A.	Cacheris, Kimberly Q.
Andre-Dumont, Hubert	Bilik, R. E.	Cairns, Scott S.
Bagley, Terrence M.	Blank, Jonathan T.	Capwell, Jeffrey R.
Barger, Brian D.	Boland, J. W.	Cason, Alan C.
Barnum, John W.	Brenner, Irving M.	Chaffin, Rebecca S.
Becker, Scott L.	Brooks, Edwin E.	Cobb, John H.
Becket, Thomas L.	Brose, R. C.	Cogbill, John V., III
•		= -

(check if applicable) [\jmath] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

SEP 1 9 2011 DATE:

(enter date affidavit is notarized)

1106620

for Application No. (s): RZ/FDP 2010-PR-019

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [7] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Covington, Peter J. Cramer, Robert W. Cromwell, Richard J. Culbertson, Craig R. Cullen, Richard (nmi) Cutler, Christopher M. Daglio, Michael R. De Ridder, Patrick A. Dickerman, Dorothea W. DiMattia, Michael J. Dooley, Kathleen H. Downing, Scott P. Edwards, Elizabeth F. Ensing, Donald A. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Fennebresque, John C. Foley, Douglas M. Fox, Charles D., IV France, Bonnie M. Franklin, Ronald G. Fratkin, Bryan A. Freedlander, Mark E. Freeman, Jeremy D. Fuhr, Joy C.

Gibson, Donald J., Jr. Glassman, Margaret M. Glickson, Scott L. Gold, Stephen (nmi) Goldstein, Philip (nmi) Grant, Richard S. Greenberg, Richard T. Grieb, John T. Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Heberton, George H. Hedrick, James T., Jr. Horne, Patrick T. Hosmer, Patricia F. Hutson, Benne C. Isaf, Fred T. Jackson, J. B. Jarashow, Richard L. Jordan, Hilary P. Kanazawa, Sidnev K. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Kerr, James Y., II

Kilpatrick, Gregory R. King, Donald E. King, Sally D. Kittrell, Steven D. Kobayashi, Naho (nmi) Kratz, Timothy H. Krueger, Kurt J. Kutrow, Bradlev R. La Fratta, Mark J. Lias-Booker, Ava E. Lieberman, Richard E. Little, Nancy R. Long, William M. Manning, Amy B. Marianes, William B. Marks, Robert G. Marshall, Gary S. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mason, Richard J. Mathews, Eugene E., III Mayberry, William C. McCallum, Steven C. McDonald, John G.

(check if applicable)

Gambill, Michael A.

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Page 2 of 3

Rezoning Attachment to Par. 1(c)

SEP 1 9 2011 DATE:

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-PR-019

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [7]

The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

McElligott, James P. McFarland, Robert W. McIntyre, Charles W. McLean, J. D. McRill, Emery B. Moldovan, Victor L. Muckenfuss, Robert A. Muir, Arthur B. Murphy, Sean F. Natarajan, Rajsekhar (nmi) Neale, James F. Nesbit, Christopher S. Nickens, Jacks C. O'Grady, Clive R. O'Grady, John B. O'Hare, James P. Oakey, David N. Oostdyk, Scott C. Padgett, John D. Parker, Brian K.

Rakison, Robert B. Reid, Joseph K., III Richardson, David L. Riegle, Gregory A. Riley, James B., Jr. Riopelle, Brian C. Roberts, Manley W. Robinson, Stephen W. Rogers, Marvin L. Rohman, Thomas P. Rosen, Gregg M. Rust, Dana L. Satterwhite, Rodney A. Scheurer, P. C. Schewel, Michael J. Schill, Gilbert E., Jr. Schmidt, Gordon W. Sellers, Jane W. Shelley, Patrick M. Simmons, L. D., II Simmons, Robert W. Skinner, Halcyon E. Slone, Daniel K. Spahn, Thomas E. Spitz, Joel H. Stallings, Thomas J.

Steen, Bruce M. Stein, Marta A. Stone, Jacquelyn E. Swan, David I. Tackley, Michael O. Tarry, Samuel L., Jr. Thornhill, James A. Van der Mersch, Xavier G. Vaughn, Scott P. Vick, Howard C., Jr. Viola, Richard W. Wade, H. L., Jr. Walker, John T., IV Walker, W. K., Jr. Walsh, James H. Watts, Stephen H., II Westwood, Scott E. Whelpley, David B., Jr. White, H. R., III White, Walter H., Jr. Wilburn, John D. Williams, Steven R. Wren, Elizabeth G. Young, Kevin J.

(check if applicable)

Phears, H. W.

Phillips, Michael R.

Plotkin, Robert S.

Pryor, Robert H.

Pusateri, David P.

Rak, Jonathan P.

[/]

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

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Rezoning Attachment to Par. 1(c)

	DATE:	SEP 1 9 20	l1 ·	1106620
for Application No. (s):	RZ/FDP 2010-	(enter date affidavit is PR-019	notarized)	1100020
		ounty-assigned application	on number (s))	-

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [/] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

(Former Equity Partner List)

Barr, John S.
Brown, Thomas C., Jr.
Buchan, Jonathan E.
de Cannart d'Hamale, Emmanuel
Dorman, Keith A.
Johnston, Barbara C.
Keenan, Mark L.
Kennedy, Wade M.
Pankey, David H.
Potts, William F., Jr.
Werlin, Leslie M.
Wilson, Ernest G.
Wilson, James M.
Younger, W. C.

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

		DATE		- 11 at 1 s
			(enter date affidavit is notarized)	110662a
for Ap	plication	n No. (s): RZ/FDP 2010)-PR-019	
		(enter	r County-assigned application number(s))	
1(d).	One o	f the following boxes m	ust be checked:	
·		of any and all other indiv	listed in Paragraphs 1(a), 1(b), and 1(c) viduals who own in the aggregate (direct t) 10% or more of the APPLICANT, TI SEE* of the land:	ly and as a shareholder, partner,
				,
		aggregate (directly and a	ted in Paragraphs 1(a), 1(b), and 1(c) about a shareholder, partner, and beneficiary OWNER, CONTRACT PURCHASES	of a trust) 10% or more of the
2.	his or individual	her immediate household dually, by ownership of straining such land.	County Board of Supervisors, Planning d owns or has any financial interest in the stock in a corporation owning such land,	e subject land either or through an interest in a
	EACE	EPI AS FOLLOWS: (1	NOTE: If answer is none, enter "NONI	er on the line below.)
	NONE			
	(check	if applicable) []	There are more interests to be listed and "Rezoning Attachment to Par. 2" form.	

REZONING AFFIDAVIT

DATE:

SEP 1 9 2011

	DATI		avit is notarized)	110662a
for Ap	oplication No. (s): RZ/FDP 2010			·
	(ente	r County-assigned app	plication number(s)) 	
3.	That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank,			
e e	including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.			
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)			
	NONE			
	(NOTE: Business or financial relationships of the type described in this paragraph that arise the filing of this application and before each public hearing must be disclosed prior public hearings. See Par. 4 below.)			
	(check if applicable) []	There are more disci "Rezoning Attachme	losures to be listed and Par. 3 is ent to Par. 3" form.	s continued on a
4.	That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.			
WITN	NESS the following signature:			
*****			w/	4/
	(check one)	[] Applicant	[/] Applicant's A	uthorized Agent
		David R. Gill, Esqu (type or print first n	uire name, middle initial, last name	, and title of signee)
Subsc of <u>V</u>	ribed and sworn to before me th	is 19th day of		
			Alnu E.	
Му со	ommission expires: 5[31]	2012	Notary Publi	
FORM	RZA-1 Updated (7/1/06)		Common Not Commis	ce E. Chae wealth of Virginia ary Public sion No. 7172971 n Expires 05/31/2012